

# Partly Fitted Leisure Opportunity – To Let

1 Cloth Hall Street, Leeds, LS1 2HD



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## Location

The unit is prominently located on the corner of Cloth Hall Street and Call Lane, a vibrant leisure circuit in Leeds City Centre, known for its high concentration of independent bars, live music venues and restaurants. Leeds Corn Exchange, a stunning Grade I listed Victorian building, including 35 independent retailers, is directly opposite.

<https://www.leedscornexchange.co.uk/shops>

Neighbouring F & B / Leisure operators include **Oporto, Roland's, Jake's Bar, Call Lane Social, Pieminister, and White Cloth Hall**, an all-day food and drink hall.

## Description & Planning

The unit is partly fitted and suitable for a variety of uses within Class E. Our client is also willing to consider bar use (subject to Sui Generis planning consent). The unit also benefits from a 2am licence.

## Accommodation

The unit is situated on the ground floor providing a GIA of 2,460 sq ft, plus a 285 sqft basement store and a 65 sqft external store. External seating available subject to obtaining a Pavement Licence from Leeds Council.

## Terms

An effective Full Repairing and Insuring Basis for a term of years to be agreed at a rent of £82,500 pax.

## Business Rates

The Rateable Value from April 2026 is £71,000.

## VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

## Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

## Contact

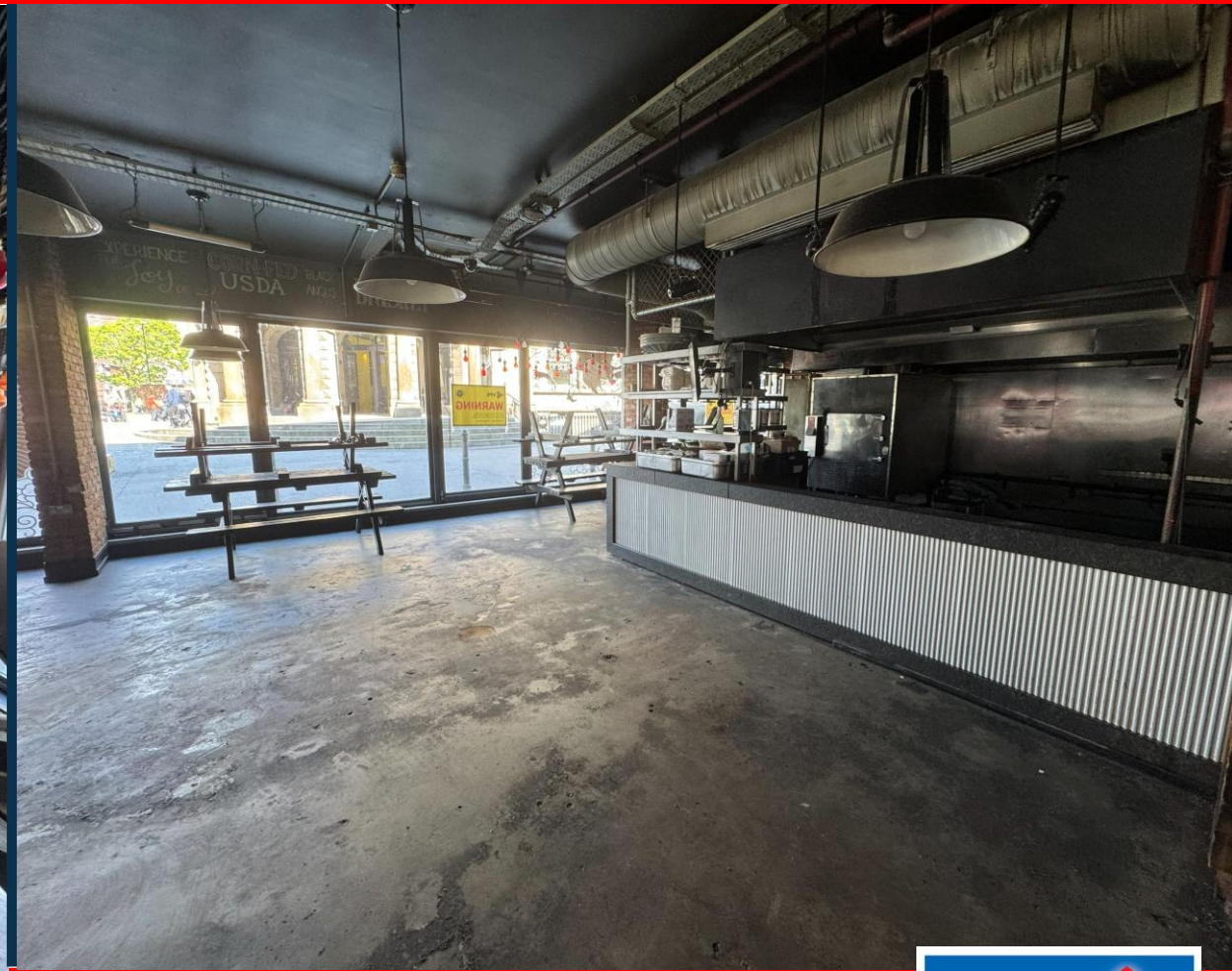
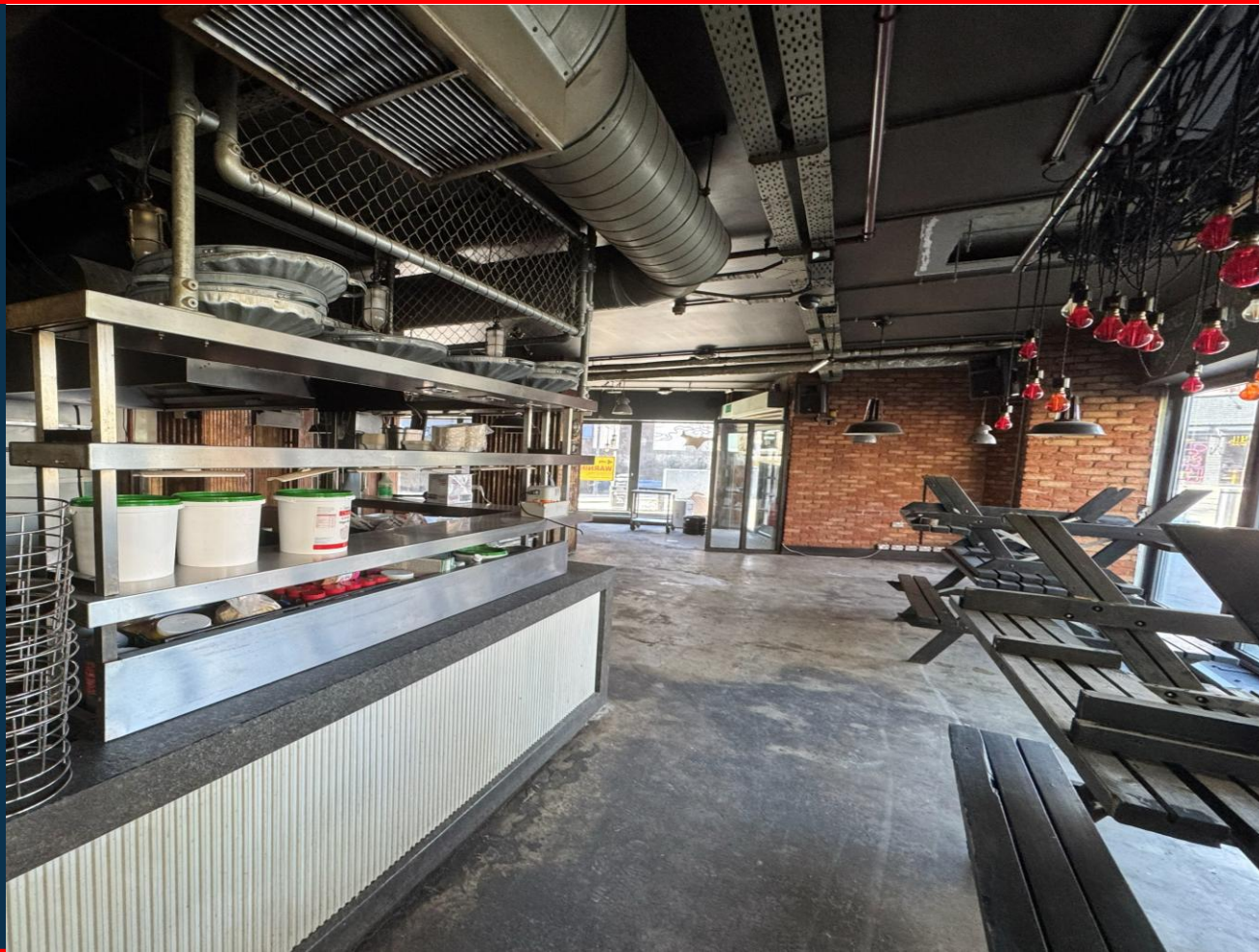
**For further information, please contact:**

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